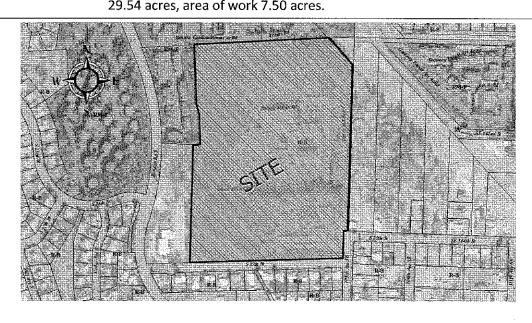
DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT



ADMINISTRATIVE SITE PLAN REPORT & DECISION

A. SUMMARY AND PURPOSE OF REQUEST		
REPORT DATE:	April 18, 2012	
Project Name:	Nelsen Middle School Site Improvements	
Owner/Applicant:	Rick Stracke; Renton School District; 7812 S 124 th St; Seattle, WA 98178	
Applicant:	Brad Medrud; AHBL, Inc.; 2215 N 30 th St, Ste #300; Tacoma, WA, 98501	
File Number:	LUA12-016, SA-A	
Project Manager:	Vanessa Dolbee; Senior Planner	
Project Summary:	The applicant has requested site plan review for the Nelsen Middle School improvement project. There would be no changes to the existing conditions at the site with the exception of the proposed improvements. The proposal includes improved ADA access to courtyards, new soccer field and running track, new baseball field and stadium seating, flow control storm pond, and new landscaping at the southeast corner of the school building. The subject site is zoned Residential 8 (R-8) dwelling units per net acre and is approximately 29.54 acres in size. However, the area of work is limited to 7.50 acres of the 29.54 acre site. Currently the site is accessed from Jones Avenue South and South 27th Street. The site improvements would result in approxaimately 11,000 cubic yards of fill. The site contains moderate coalmine hazards and sensitive slopes; there are no other critical areas on site. No trees are proposed to be removed to complete the project. The subject proposal required SEPA Environmental Review; the School District was the lead agency for this review and issued a Determination of Non-Significance Mitigated with 11 mitigation measures on February 22, 2012.	
Project Location:	2403 Jones Avenue South	
Site Area:	29.54 acres, area of work 7.50 acres.	



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B. EXHIBITS:

Exhibit 1: Zoning Map

Exhibit 2: Site Plan

Exhibit 3: Partial Site Plan

Exhibit 4: Conceptual Landscape Plan

Exhibit 5: Conceptual Landscape Enlights. and plant schedule

Exhibit 6: Tree Inventory Plan

Exhibit 7: Grading, Storm Drainage and Utility Plan, Sheet C2.1

Exhibit 8: Grading, Storm Drainage and Utility Plan, Sheet C2.2

Exhibit 9: Pond Plan, Sections, Notes and Details, Sheet C2.3

Exhibit 10: SEPA Determination of Non-Significance Mitigated

Exhibit 11: E-mail from Neil Watts, Development Services Director

Exhibit 12: Notice of Application and Mailing Affidavit

C. GENERAL INFORMATION:

1. Owner(s) of Record: Rick Stracke

Renton School District

7812 S 124th St Seattle, WA 98178

2. Zoning Designation: Residential – 8 du/ac (R-8)

3. Comprehensive Plan Land Use Designation: Residential Single Family

4. Existing Site Use: Nelsen Middle School and Spring Glen Elementary

School

5. Neighborhood Characteristics:

a. North: Multi-Family Condominiums (RM-F zone)

b. East: Single Family Residential (R-8 zone)

c. South: Single Family Residential (R-8 zone)

d. West: Multi-Family Condominiums & Single Family Residential (RM-F & R-8 zone)

6. Site Area: 29.54 acres

7. Access: Site access is via both Jones Avenue South and South 27th Street

D. HISTORICAL/BACKGROUND:

<u>Action</u>	Land Use File No.	Ordinance No.	<u>Date</u>
Comprehensive Plan	N/A	5099	11/01/2004
Zoning	N/A	5100	11/01/2004
Annexation	N/A	1909	09/20/1961
Nelsen MS, Portables	LUA95-043	N/A	05/15/1995

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Nelsen MS, Entry Pavilion	LUA99-077	N/A	06/22/ 1999
Nelsen MS, Replace Portables	LUA02-044	N/A	05/28/2002
Nelsen MS, Portables	LUA06-110	N/A	01/17/2007

E. PUBLIC SERVICES:

1. Existing Utilities

- a. <u>Water</u>: This site is located in the City of Renton water service boundary. The project site is located in the 590 water pressure zone area. Static pressure at street level is approximately 70 psi. There is an existing 8" DI and 6" CI in a loop around the building complex. See City of Renton water drawing W-0640 and W1125 for detailed engineering plans. The site is not located in the Aquifer Protection Zone.
- b. <u>Sewer</u>: This site is located in the City of Renton sanitary sewer service boundary. The site is serviced with an existing 8" sewer pipe. See City of Renton drawing S1125 and S1812 for detailed engineering plans.
- c. <u>Surface/Storm Water</u>: There are existing storm drainage facilities in Benson Road S. and in S. 27th Street.
- 2. Streets: Currently there are no frontage improvements at the site. Street frontage improvements are not required along South 27th Street.
- 3. Fire Protection: City of Renton Fire Department

F. FINDINGS OF FACT:

- 1. The applicant, the Renton School District, is requesting a Site Plan Review for the construction of site improvements including improved ADA access to courtyards, new soccer field and running track, new baseball field and stadium seating, a flow control storm pond, and new landscaping.
- 2. The Planning Division of the City of Renton accepted the above master application for review on March 8, 2012 and determined the application complete on March 21, 2012. The project complies with the 120-day review period.
- 3. The subject site is located at 2403 Jones Avenue South.
- **4.** The property is located within the Residential Single Family (RSF) Comprehensive Plan land use designation and the Residential-8 (R-8) zoning classification.
- 5. The site currently contains the Nelsen Middle School and Spring Glen Elementary School. The existing Elementary and Middle School buildings contain a net building area of 30,053 square feet. The overall site contains an internal vehicular circulation system, parking lots, baseball fields, track, and a soccer field
- 6. The only changes proposed that would impact the existing buildings would be the ADA upgrades to the courtyards at Nelsen Middle School. No other changes are proposed to any buildings located on the subject site.
- 7. The project would upgrade the existing athletic fields at Nelsen Middle School and improve storm drainage. On the north side of the Middle School, the existing athletic field would be removed and replaced with a new soccer field and a five-lane asphalt running tack. A new baseball field would be

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constructed in the lower athletic field northwest of the existing school building, which would include stadium style seating and a chain link baseball backstop. A new access road would be developed from the existing building to the athletic fields. The existing cinder track and baseball fields to the west and northwest of the existing school buildings would also be removed and replaced with grass.

- **8.** Landscaping improvements are proposed at the southeast corner of Nelsen Middle School. The new landscaping would consist of a mixture of tree and shrubs including but not limited to Alaska Weeping Cedar, Katsura Japanese Maple, Silveredge Dogwood, and Columnar Barberry.
- **9.** The site contains moderate coalmine hazards and sensitive slopes; there are no other critical areas on site.
- 10. The Development Services Director, Neil Watts, has indicated in an e-mail dated April 12, 2012 (Exhibit 11) that street improvements for the site would not be required because the project scope does not include building permit requirements as listed in the IBC which exceed the \$50,000 threshold and therefore the project is exempt for the requirement to provide street frontage improvements.
- 11. On February 17, 2012, the Renton School District issued a Determination of Non-Significance Mitigated (DNS-M) for the Nelsen Middle School Site Improvements (Exhibit 10). The DNS-M included 11 mitigation measures. A 14-day comment period commenced on February 22, 2012 and ended on March 7, 2012. No appeals of the threshold determination have been filed as of the date of this report. The appeal period ends May 2, 2012. If the SEPA is appealed, this decision will be considered void until the SEPA appeal has been resolved. As such, staff recommends as a condition of approval that the decision remain valid only if the current SEPA threshold determination is not appealed, if the SEPA determination is appeals the subject approval will become void.
- 12. No public or agency comments were received.
- 13. Representatives from various city departments have reviewed the application materials to identify and address issues raised by the proposed development. These comments are contained in the official file, and the essence of the comments has been incorporated into the appropriate sections of this report and the Departmental Recommendation at the end of this report.
- **14.** The proposal requires Site Plan Review. The following table contains project elements intended to comply with Site Plan Review decision criteria, as outlined in RMC 4-9-200.E:

SITE PLAN REVIEW CRITERIA:

a. COMPREHENSIVE PLAN COMPLIANCE AND CONSISTENCY:

The Comprehensive Plan Land Use Map designation for the subject property is Residential Single Family (RSF). The Residential Single Family designation is intended to be used for quality detached residential development organized into neighborhoods at urban densities. It is intended that larger subdivision, infill development, and rehabilitation of existing housing be carefully designed to enhance and improve the quality of single family living environments.

Objective LU-JJ: Encourage re-investment and rehabilitation of existing housing, and development of new residential plats resulting in quality neighborhoods that:

- 1) Are planned at urban densities and implement Growth Management targets,
- 2) Promote expansion and use of public transportation; and
- 3) Make more efficient use of urban services and infrastructure.

Staff Comment: The above objective and the other three policies of the RSF focus on single family residential development. Evaluating the subject improvements at the Nelsen Middle School against existing residential policies is challenging. However, a school is a compatible use within residential areas, and the improvements of the existing middle school's facilities would not result in inconsistencies with the Comprehensive Plan's Objectives and/or Policies.

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	Therefore, the above Policy Objective has been met. Furthermore, The Comprehensive Plan contains policies on Public Facilities for the purposes of addressing the aspect of a public/quasi public use that is not addressed in the pertinent land use policies. The follow are Policy Objectives that address public facilities.
✓	Policy LU-76: Internal site circulation should be primarily pedestrian-oriented.
✓	Objective LU-S: Site and design municipal facilities to provide the most efficient and convenient service for people while minimizing adverse impacts on surrounding uses.
✓	Policy LU-102: Schools in residential neighborhoods should consider mitigating adverse impacts to the surrounding area in site planning and operations.

b. ZONING COMPLIANCE AND CONISTENCY:

The subject site is classified **Residential-8 du/ac (R-8)** on the City of Renton Zoning Map. RMC 4-2-110A provides development standards for development within the R-8 zoning classification. The following are applicable the proposal

Setbacks: The 8 zoning designation requires a minimum front yard and side yard along-a-street setback of 15 feet to the building. The minimum side yard setback is 5 feet. The minimum rear yard setback is 20 feet.

No changes are proposed to the buildings therefore this standard is not applicable. The new stadium structure proposed for the baseball field would be compliant with the setback standards.

Building Standards: Building height is restricted to 30 feet. The allowed impervious surface coverage is 75 percent. The allowed maximum building lot coverage is 35% or 2,500 sq. ft., whichever is greater.

There are no changes proposed to the building as such building height and coverage are not applicable to the subject project. Under existing conditions approximately 0.22 acres of the site are impervious. Following the proposed improvements 1.64 acres of the site would be considered to be impervious, which is approximately 5.55 percent of the overall site. The increase in impervious area would not exceed the maximum permitted impervious surface area for the overall site.

Landscaping: The subject development would be required to comply with this section if the cost of the remodel/addition is equal to or greater than fifty percent (50%) of the assessed property valuation. Pursuant to the Project Narrative provided by the project applicant the estimated fair market value of the proposed project is \$1,800,000. The 2012 King County Assessor Appraised Total Value for the site is \$19,690,900. \$1,800,000 is 9 percent of the total assessor's appraised value for the site; as such the subject project does not trigger landscaping requirements.

However, a portion of the project includes the installation of new landscaping along the southeast corner.

Lighting: No new lighting is proposed as a part of the subject project. If field lighting is proposed at a later date, separate permitting would be required for the installation of field lighting.

Refuse and Recyclables: No changes are proposed to the existing refuse and recycling facilities.

Critical Areas: The site contains both moderate coalmine hazard areas and sensitive slopes; there are no other critical areas on site. The Renton School District acted as lead agency for the SEPA review for this project. The School District issued a mitigation measure that states "All work will be implemented consistent with the recommendations of the 'Subsurface Exploration, Geologic Hazards, and Preliminary Geotechnical Engineering Report,' prepared by Associates Earth Sciences, Inc., dated May 16, 2011". Based on the required mitigation, impacts to and/or from these critical

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areas are not anticipated.

Parking: Parking requirements are triggered when new or resurface or restriped parking, loading area, and driveways are provided. The current proposal does not include changes and/or new parking, loading areas.

c. DESIGN REGULATION COMPLIANCE AND CONISTENCY: The proposal is not located within a Design District.

d. OFF SITE IMPACTS:

Structures: There are no changes proposed to the bulk and/or location of the buildings. However, the construction of seating at the baseball field would add a new structure to the overall school site. The seating is designed to be built into the natural topography of the site, resulting in a reduction of bulk than would normally be attributed to stadium seating.

Circulation: The current circulation system for both pedestrians and vehicles would remain the same, no new offsite connections and/or pathways are proposed.

Loading and Storage Areas: No new loading and/or storage areas are proposed.

Views: There are no large attractive natural features on or near the site for which to maintain visual accessibility. The upgraded sports fields would enhance the look of the school site, providing improved open space views from surrounding properties to the site. The new stadium seating proposed for the baseball field, is designed to be built into the hill side, therefore the seating would not be obstructing views to and/or from the school buildings.

Landscaping: See Landscaping discussion under Findings Section 14.b.

Lighting: No new lighting is proposed as a part of the subject project.

e. ON-SITE IMPACTS:

Structure Placement: The subject project does not include any new buildings. However, a new baseball back stop and stadium style seating is proposed. The placement of the back stop is necessary to the function of the baseball field. The stadium seating is located on the site so crowd noise would project towards the field and not towards the school buildings. This field configuration reduces the potential impacts on any classroom activities that may be taking place at the same time as a baseball game.

Structure Scale: The baseball stadium seating is designed to be built into the natural topography of the site. By utilizing the exiting topography, the seating is consistent with the natural characteristics of the site and would appear smaller than if it was built on flat ground.

Natural Features: The site contains 120 trees of which none are proposed for removal. Renton Municipal Code requires that 30 percent of the trees on site be retained. Of the 120 trees, 36 trees are required to be retained at the 30 percent retention rate. As proposed the applicant would comply with the tree retention requirements of the code, as no trees are proposed to be removed. The applicant will be required to comply with protection measures for retained trees as set forth in RMC 4-4-130H8 during construction. Topographically, the site is relatively flat to gently sloping, with grassy "steps" which lead downward to the north and west to the existing sports field areas. The ground continues steeply downward from the site approximately 15 – 20 vertical feet to the north and about 25 vertical feet to the west, to nearby properties. The steepest slope on the property is located in the northwest corner, no development is proposed in this area. The proposed new stormwater facility would be located in the northwest corner of the site where the existing topography allows for natural drainage. The existing drainage from the baseball field and track along the west portion of the site drains as sheet flow to the northwest. Drainage from the northern field

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area is directed via a series of under drains to an existing stormdrain. A Technical Information Report (TIR) was submitted with the application which included a Geotechnical Report in Appendix E. The TIR and Geotechnical report provided information of the water table and soil permeability with recommendations of appropriate Temporary Erosion Sediment Control (TESC). Grading would be necessary in order to update the sports fields and provide for appropriate stormwater detention. The applicant has indicated that grading will be balanced to the maximum extent possible. If imports of fill are required, approximately 5,000 cubic yards of fill would be obtained from an approved source. Impervious surface area would increase as a result of the proposed development, this is mainly a result of the new vehicular and pedestrian access/pathways proposed to the new sports fields and stormwater facility.

Landscaping: No new landscaping is required as a result of the proposed development, see discussion under Findings Section 14.b, *Landscaping*. However, the applicant is proposing to upgrade the current landscaping located at the southeast corner of Nelsen Middle School. The existing maple trees at this location are proposed to be protected during construction and would be maintained. New landscaping would be provided including trees, shrubs, and ground cover (see details of plant types under Finding 8 above).

f. ACCESS:

Location and Consolidation: Nelsen Middle School portion of the site is currently accessed from Jones Avenue South and from South 27th Street. An internal circulation system provides separation from Nelsen Middle School and Spring Glen Elementary School. No changes are proposed to the sites current access locations.

Internal Circulation: The current circulation system for both pedestrians and vehicles would remain the same with a small addition for vehicular access to the new sports fields and the stormwater detention facility. The new access roadways would be 15-feet wide and would be gated, both to the athletic fields and the stormwater detention facility. By restricting vehicular access to the sports fields, sufficient separation between vehicles and pedestrians is achieved. New 6-foot wide pedestrian pathways or sidewalks are proposed between the new baseball field and the soccer field/track. The proposed connections provide for additional on site pedestrian connections from different site uses increasing pedestrian safety and mobility. The proposed additional walkways and vehicular access points provide linkages between the school buildings and the new facilities. Furthermore, the new gated vehicle access to the sports fields would provide additional emergency access to these school facilities.

Loading and Delivery: No new loading and delivery area are included in the subject proposal.

Transit and Bicycles: No new vehicle parking facilities are proposed, therefore no new bicycle parking facilities are required.

Pedestrians: See Internal Circulation discussion above, 14.f.

- **g. OPEN SPACE:** The subject project would be improving active recreation space at the existing Middle School. This space is designed to be used by the school district for organized sporting activities. However, school property is used by the public during non school hours, as such; the improvements to the school property will benefit the public and directly benefit the local residents in the vicinity of Nelsen Middle School.
- h. VIEWS AND PUBLIC ACCESS: The proposed structure would not block view corridors to shorelines or Mt. Rainier. The public access requirement is not applicable as the site is not adjacent to a shoreline.
- **I. NATURAL SYSTEMS:** There are no natural systems located on site. All existing trees are proposed to be protected.

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i. SERVICES AND INFRASTRUCTURE:

Police and Fire: Fire and Police Department staff has indicated that existing facilities are adequate to accommodate the subject proposal. Existing fire hydrants will be required to be brought up to current code if not presently in compliance.

Water and Sewer: The site is served by the City of Renton for all utilities. No changes are proposed to water and sewer. However, a portion of the new development is proposed over an existing City of Renton water easement (Recording No. 8501030454). Pursuant to the existing easement restrictions all structures are prohibited within the easement. As such, the proposed baseball stadium seating shall not be constructed over this easement. Based on the provided site plan it appears the structure would be just outside the easement area, however if retaining walls or other structures are proposed in the easement area they are also prohibited. Therefore, staff recommends as a condition of approval that either no structures are built over the Renton water easement (Recording No. 8501030454) or the water line is realigned with a corresponding easement subject to the approval of the City of Renton water utility. Detailed plans shall be submitted for review and approval by the Plan Review Project Manager during Construction Permitting stage to verify compliance with the easement restrictions.

Drainage: The project is required to comply with the new City of Renton Amendments to the 2009 King County Surface Water Design Manual. A conceptual drainage plan and report stamped by a PE was submitted with the formal application, and per the report the project is complying with the 2009 King County Surface Water Design Manual. The project incorporates flow control facilities to detain stormwater drainage, in the proposed detention pond. In general the drainage for the proposed project would not alter existing drainage discharge locations for the existing site. Runoff from the new sports fields would be collected in a series of under drains and piped via tight line conveyance system to the flow control pond for controlled release to an existing storm drain line in the northern portion of the western field area. Staff recommends as a condition of approval that a declaration of covenant, allowing the City access for inspecting the flow control facilities and BMPs, be a requirement for this project. The covenant shall be reviewed and approved prior to construction plan approval.

Transportation: See discussion under findings of fact number 10 above. No frontage improvements exist and improvements are not required to be constructed.

Schools: N/A

k. PHASING: The applicant intends to commence construction in June of 2012 with completion anticipated in October of 2012. The applicant is not requesting any phasing.

G. CONCLUSIONS:

- 1. The proposal complies with the Site Plan Review Criteria if all advisory notes and conditions of approval are met.
- 2. The proposal is compliant and consistent with the plans, policies, regulations and approvals.
- **3.** The Renton School District No. 403 has reviewed the proposal and issued a Determination of Non-Significance Mitigated on February 22, 2012 and imposed 11 mitigation measures.
- **4.** Staff does not anticipate any adverse impacts on surrounding properties and uses as long as the conditions of approval are complied with.

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- 5. The proposed improvements are anticipated to be compatible with existing and future surrounding uses as permitted in the R-8 and RM-F zoning classifications.
- **6.** The scale, height and bulk of the proposed structures are appropriate for the site.
- 7. Safe and efficient access and circulation has been provided for all users.
- **8.** Proposed open spaces serve the site's intended user, the surrounding neighborhood and community, creating a focal point and providing adequate areas for active recreation by the users of the proposed facility and the community.
- **9.** There are adequate public services and facilities to accommodate the proposed use if all conditions of approval are met.
- **10.** The proposed project would not change the current use at the subject site. The proposed location is suited for the proposed use.
- 11. All existing trees are proposed to be protected.
- 12. Landscaping has been provided in all areas not occupied by buildings or paving. Updated landscaping will be provided along the southeast corner of the Nelsen Middle School Site. No new landscaping is required.
- 13. There are no view corridors at the subject site to shorelines or Mt. Rainier.

H. DECISION:

The proposed site plan for **Nelsen Middle School Site Improvements**, File No. LUA12-016, SA-A is **approved** and is subject to the following conditions:

- 1. This decision shall remain valid only if the current SEPA threshold determination is not appealed, if the SEPA determination is appealed the subject approval will become void.
- 2. The applicant shall comply with the 11 mitigation measures issued as part of the Determination of Non-Significance Mitigated, dated February 17, 2012 (Exhibit 10).
- 3. No structures shall be built over the Renton water easement (Recording No. 8501030454) or the water line shall be realigned with a corresponding easement subject to the approval of the City of Renton water utility. Detailed plans shall be submitted for review and approval by the Plan Review Project Manager during construction permitting stage to verify compliance with the easement restrictions.
- 4. A declaration of covenant, allowing the City access for inspecting the flow control facilities and BMPs, shall be a requirement for this project. The covenant shall be reviewed and approved by the Plan Review Project Manager prior to construction permit approval.

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DATE OF DECISION ON LAND USE ACTION: SIGNATURE:

Data

C.E. "Chip" Vincent, Interim CED Administrator and Planning Director

Planning Division

TRANSMITTED this 18th day of April 2012 to the Contact/Applicant/Owner:

Contact:

Brad Medrud, AICP

AHBL. Inc.

2215 North 30th Street, Suite 300

Tacoma, WA 98403

Applicant/Owner:

Renton School District No. 403

Rick Stracke – Executive Director

Facilities & Operations

7812 South 124th Street

Seattle, WA 98178

TRANSMITTED this 18th day of April 2012 to the Parties of Record:

None

TRANSMITTED this 18th day of April 2012 to the following:

Larry Meckling, Building Official Jennifer Henning, Current Planning Kayren Kittrick, Development Services Jan Conklin, Development Services Fire Marshal Renton Reporter

1. LAND USE ACTION APPEALS, REQUEST FOR RECONSIDERATION, & EXPIRATION:

The Administrative Site Development Plan Review decision will become final if the decision is not appealed within 14 days of the decision date.

<u>Administrative Site Development Plan Approval Appeal</u>: Appeals of the administrative site development plan review decision must be filed in writing to the Hearing Examiner on or before 5:00 p.m. on May 2, 2012.

APPEALS: An appeal of the decision(s) must be filed within the 14-day appeal period (RCW 43.21.C.075(3); WAC 197-11-680). Renton Municipal Code Section 4-8-110.B governs appeals to the Hearing Examiner. Appeals must be filed in writing together with the application fee to Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Additional information regarding the appeal process may be obtained from the City Clerk's Office, Renton City Hall - 7th Floor, (425) 430-6510.

RECONSIDERATION: Within 14 days of the decision date, any party may request that the decision be reopened by the approval body. The approval body may modify its decision if material evidence not readily discoverable prior to the original decision is found or if he finds there was misrepresentation of fact. After review of the reconsideration request, if the approval body finds sufficient evidence to amend the original decision, there will be no further extension of the appeal period. Any person wishing to take further action must file a formal appeal within the 14-day appeal time frame.

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EXPIRATION: The Administrative Site Development Plan Review decision will expire two (2) years from the date of decision. A single two (2) year extension may be requested pursuant to RMC 4-9-200L.2.

THE APPEARANCE OF FAIRNESS DOCTRINE: provides that no ex parte (private one-on-one) communications may occur concerning the land use decision. The Doctrine applies not only to the initial decision, but to Appeals to the Hearing Examiner as well. All communications after the decision/approval date must be made in writing through the Hearing Examiner. All communications are public record and this permits all interested parties to know the contents of the communication and would allow them to openly rebut the evidence in writing. Any violation of this doctrine could result in the invalidation of the appeal by the Court.

ADVISORY NOTES TO APPLICANT

The following notes are supplemental information provided in conjunction with the administrative land use action. Because these notes are provided as information only, they are not subject to the appeal process for the land use actions.

Planning:

- 1. RMC section 4-4-030.C.2 limits haul hours between 8:30 am to 3:30 pm, Monday through Friday unless otherwise approved by the Development Services Division.
- 2. Commercial, multi-family, new single family and other nonresidential construction activities shall be restricted to the hours between seven o'clock (7:00) a.m. and eight o'clock (8:00) p.m., Monday through Friday. Work on Saturdays shall be restricted to the hours between nine o'clock (9:00) a.m. and eight o'clock (8:00) p.m. No work shall be permitted on Sundays.
- 3. Within thirty (30) days of completion of grading work, the applicant shall hydroseed or plant an appropriate ground cover over any portion of the site that is graded or cleared of vegetation and where no further construction work will occur within ninety (90) days. Alternative measures such as mulch, sodding, or plastic covering as specified in the current King County Surface Water Management Design Manual as adopted by the City of Renton may be proposed between the dates of November 1st and March 31st of each year. The Development Services Division's approval of this work is required prior to final inspection and approval of the permit.
- 4. The applicant may not fill, excavate, stack or store any equipment, dispose of any materials, supplies or fluids, operate any equipment, install impervious surfaces, or compact the earth in any way within the area defined by the drip line of any tree to be retained.
- 5. The applicant shall erect and maintain six foot (6') high chain link temporary construction fencing around the drip lines of all retained trees, or along the perimeter of a stand of retained trees. Placards shall be placed on fencing every fifty feet (50') indicating the words, "NO TRESPASSING Protected Trees" or on each side of the fencing if less than fifty feet (50'). Site access to individually protected trees or groups of trees shall be fenced and signed. Individual trees shall be fenced on four (4) sides. In addition, the applicant shall provide supervision whenever equipment or trucks are moving near trees.

Plan Review - Water & Sewer:

- 1. A backflow device in a 'Hot Box' will be required to be installed at the domestic water meter if not existing.
- 2. Backflow devices are required on the irrigation meter if not existing.
- 3. System Development Charges (SDC) are based on the size of all water meters. These fees are triggered by the installation of an additional water meter or upsizing an existing meter. Fees are collected at the time of site improvements include grading. If the school chooses to upgrade the side sewer, current code requires a 6" minimum side sewer.
- 4. Any use in the building subject to oils or grease shall require the installation of a grease interceptor or oil/water separator as determined at the time of plan review.
- 5. System Development Charges (SDC) are based on any and all domestic water meters. These fees are triggered by the installation of an additional domestic water meter or upsizing an existing domestic water

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meter. Fees are collected at the time a construction permit is issued.

<u>Plan Review – Storm Drainage:</u>

- A storm drainage report and conceptual drainage plan was submitted with the formal application. The
 storm drainage shall be designed in accordance with the City of Renton Amendments to the 2009 King
 County Surface Water Drainage Manual (KCSWDM), Section 1.2.3.1 Area-Specific Flow Control Facility
 Requirement. This site is located, per the Flow Control Application Map, in the Flow Control Duration
 Standard (Forested Conditions). Hence, the pre-developed condition assumed for the sizing of the required
 flow control facility shall be forested. The calculations need to be revised to reflect this.
- 2. Per section 1.2.3 of the 2009 KCSWDM, as amended by the City, all projects resulting in more than 2,000 s.f. of new, plus replaced impervious surface shall provide flow control facilities (when not exempt) and flow control BMPs. Projects where full infiltration and full dispersion are not feasible are required to provide BMPs to mitigate for an area equal to 10 percent of the lot, or 20 percent of the targeted surfaces, whichever is less. Please address this requirement using one or multiple BMPs listed in section C.1.3.A.
- 3. When the civil plans are submitted for review the TIR worksheet needs to be stamped. Include the TIR bond quantity worksheet with the construction review submittal.
- 4. System Development Charges (SDC) are \$0.405 per square foot of new impervious area but not less than \$1,012. These fees are collected at the time a construction permit is issued

<u>Plan Review – Street Improvements:</u>

- 1. Traffic Mitigation fees are not triggered.
- 2. All new electrical, phone, and cable services and lines must be undergrounded.

<u>Plan Review – General Comments:</u>

- 1. All required utility, drainage, and street improvements will require separate plan submittals prepared, according to City of Renton drafting standards, by a licensed Civil Engineer.
- 2. All plans shall be tied to a minimum of two of the City of Renton Horizontal and Vertical Control Network.
- 3. Permit application must include an itemized cost estimate for these improvements. Half of the fee must be paid upon application for building and construction permits, and the remainder when the permits are issued. There will be additional fees for water service related expenses. See Drafting Standards.

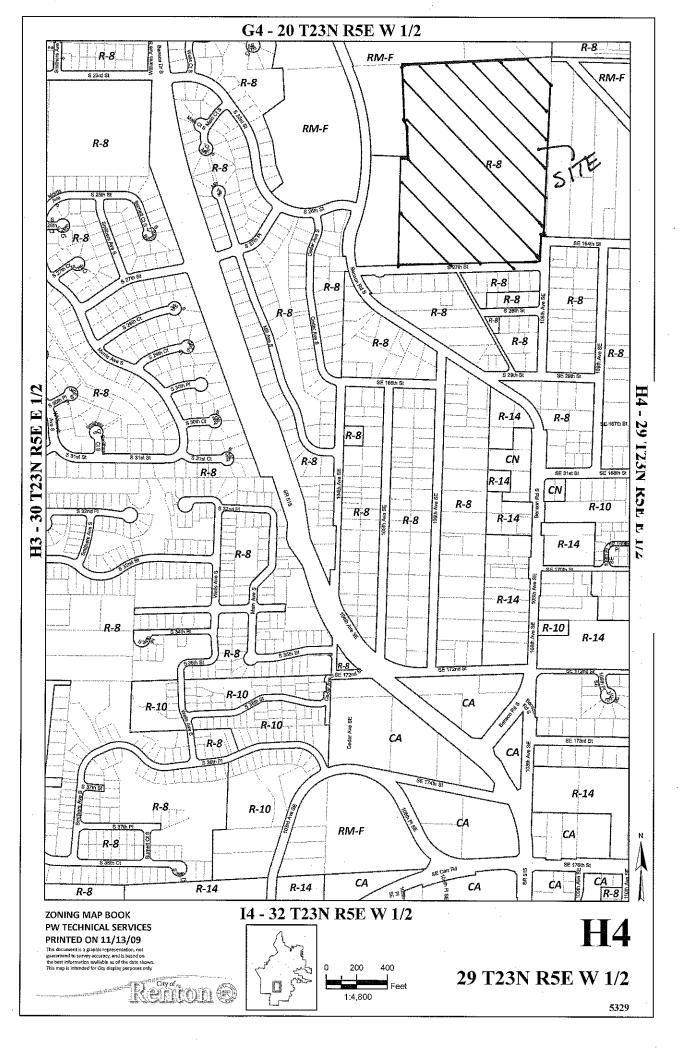
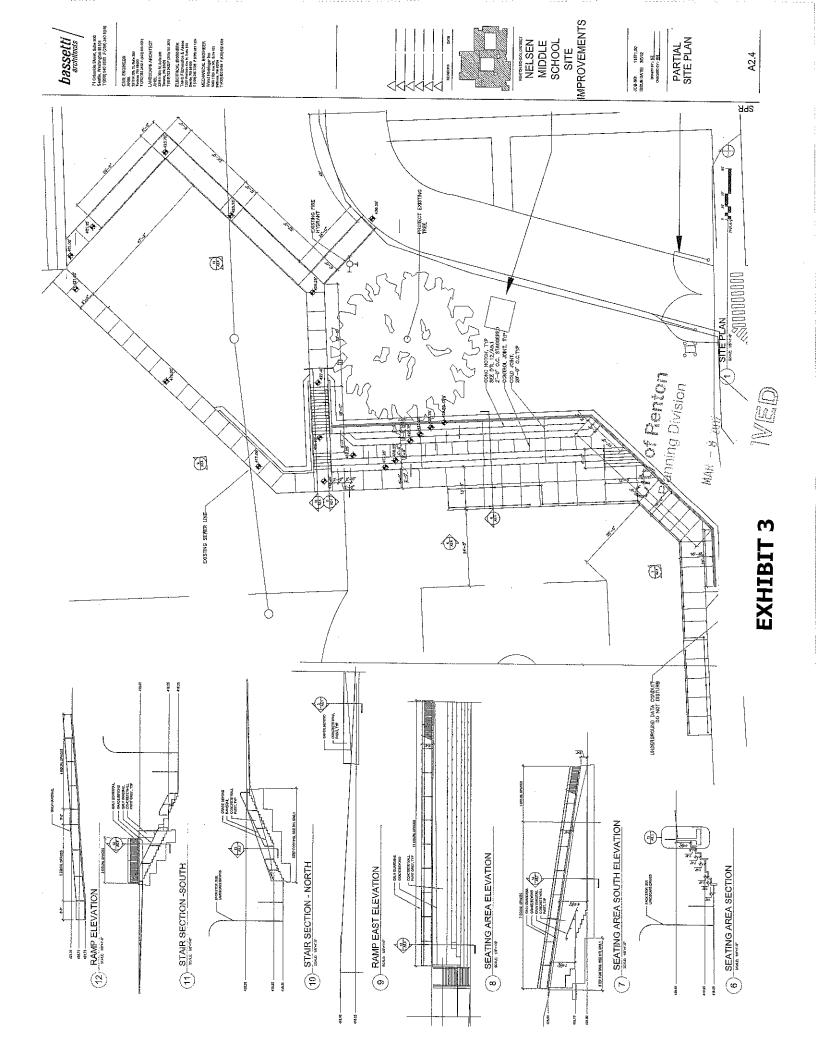


EXHIBIT 2



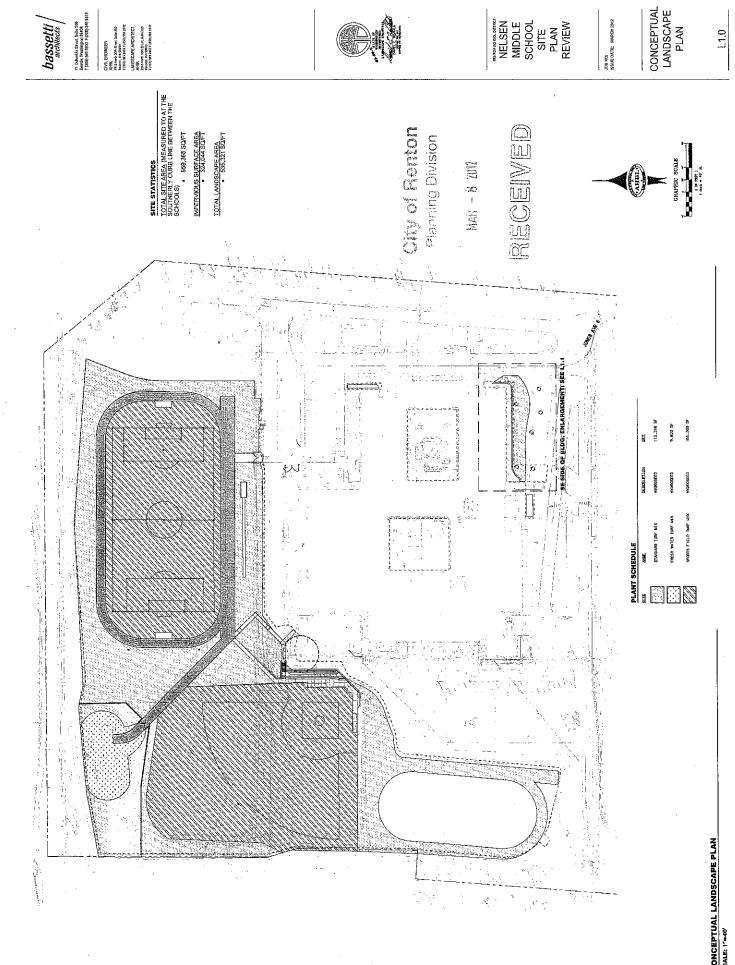


EXHIBIT 4

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REVIEW

JOH NO; ISSUE DATE: MARCH 2012

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EXHIBIT 5

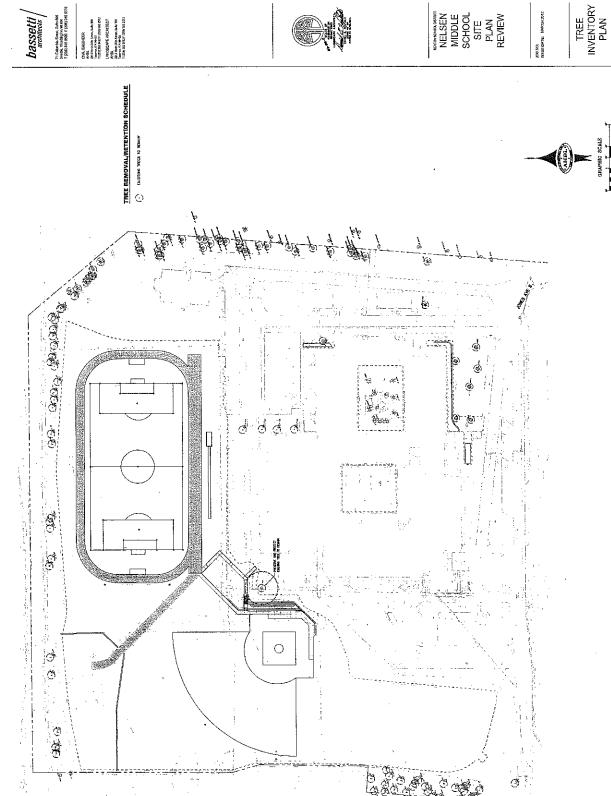


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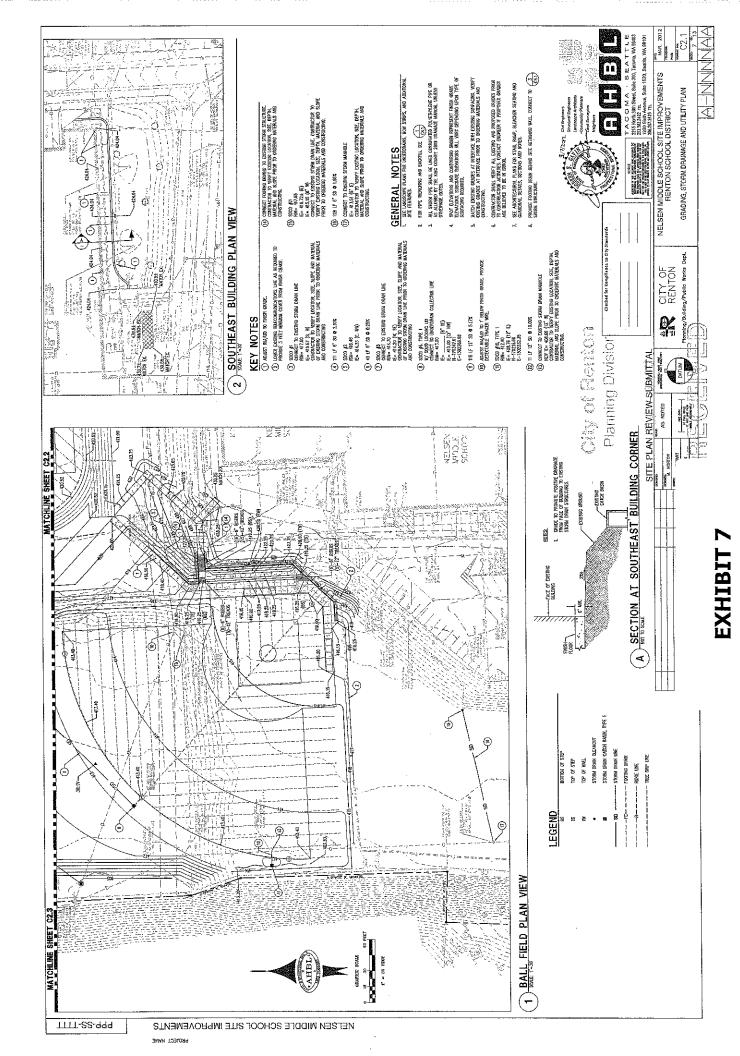


TREE INVENTORY PLAN

L1.2



TREE INVENTORY PLAN



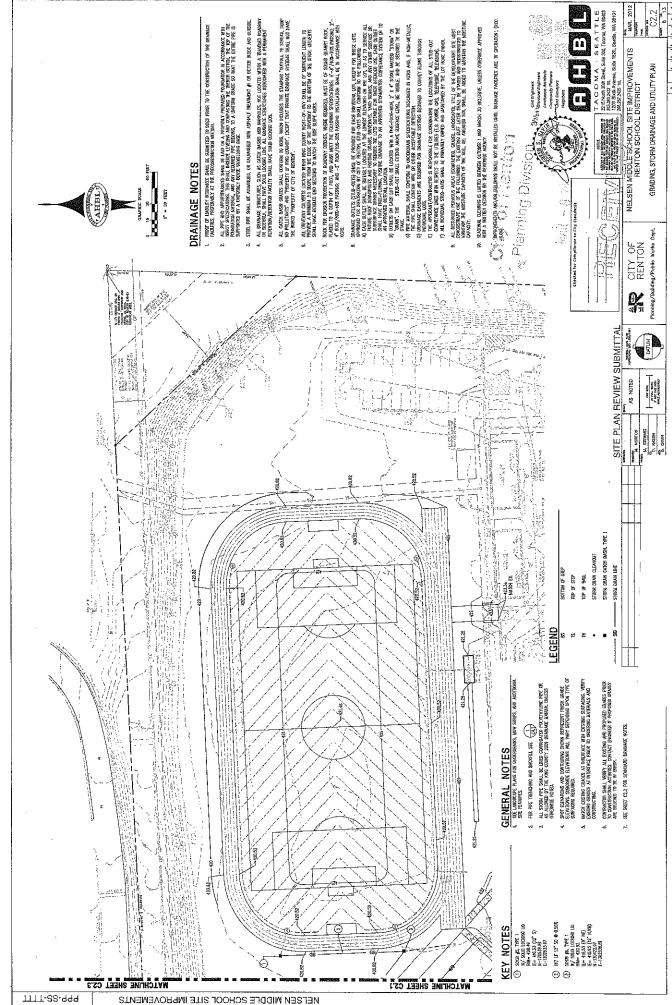
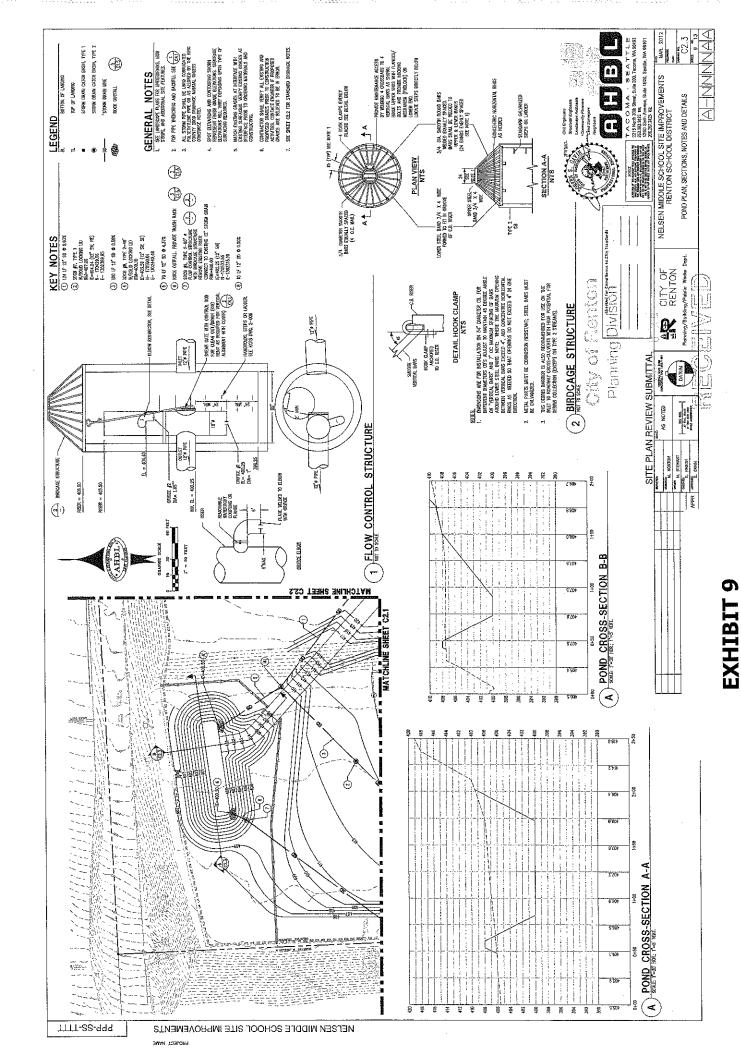


EXHIBIT 8

SWALL DAME





FACILITIES, MAINTENANCE AND OPERATIONS CAPITAL PROJECTS OFFICE

Renton School District No. 403

MITIGATED DETERMINATION OF NON-SIGNIFICANCE

NELSEN MIDDLE SCHOOL SITE IMPROVEMENTS

Description of Proposal:

The following improvements will be made to the Nelsen Middle School:

<u>School Structure</u>: The existing landscaping in one of the school's courtyards will be removed and replaced. Both courtyards will have repairs made to the existing concrete.

North and West Sides: On the north side of the school, the existing athletic fields will be removed and replaced with a new soccer field and a five-lane 1/5th mile asphalt running track. A new baseball field will be constructed in the lower athletic field northwest of the existing school building. A new grass storm pond will be constructed to provide flow control for stormwater runoff in the northwest corner of the site. An access road will be provided to the pond and lower athletic fields. ADA access will be provided to the athletic fields from the existing building. The existing cinder track and baseball fields to the west and northwest side of the Nelsen Middle School portion of the site will be removed and replaced with grass.

South Side: The existing landscaping in the southeast corner of the Nelsen Middle School portion of the site will be removed and replaced.

Agent for Proponent:

Brad Medrud, AICP

AHBL, Inc.

2215 North 30th Street, Suite 300

Tacoma, WA 98403 (253) 383-2422

Location of Proposal:

The project is located at 2403 Jones Avenue South, on King County parcel number 292305-9061 in the NW Quarter of Section 29, Township 23 North, Range 05 East in the City of Renton.



Lead Agency:

Renton School District, No. 403

7812 South 124th Street Seattle, WA 98178-4830

School District

Contact:

Rick Stracke, (425) 204-4403

The Responsible Official of the Renton School District hereby makes the following Findings and Conclusions based upon review of the environmental checklist and attachments, other information on file with the Renton School District, and the policies, plans, and regulations designated by the Renton School District as a basis for the exercise of substantive authority under the Washington State Environmental Policy Act (SEPA) pursuant to the Revised Code of Washington RCW 43.21C.060.

Findings of Fact:

- 1. There will be no changes to the site beyond what is listed below as part of this project. The project is intended to improve the safety and select facilities of an existing school district property and it will consist of the following:
 - <u>School Structure</u>: The existing landscaping in one of the school's courtyards will be removed and replaced. Both courtyards will have repairs made to the existing concrete.
 - North and West Sides: On the north side of the school, the existing athletic fields will be removed and replaced with a new soccer field and a five-lane 1/5th mile asphalt running track. A new baseball field will be constructed in the lower athletic field northwest of the existing school building. A new grass storm pond will be constructed to provide flow control for stormwater runoff in the northwest corner of the site. An access road will be provided to the pond and lower athletic fields. ADA access will be provided to the athletic fields from the existing building. The existing cinder track and baseball fields to the west and northwest side of the Nelsen Middle School portion of the site will be removed and replaced with grass.
 - <u>South Side</u>: The existing landscaping in the southeast corner of the Nelsen Middle School portion of the site will be removed and replaced.
- 2. The Fred Nelsen Middle School occupies the northern part of the site and the Spring Glen Elementary School the southern part of the site. There will be no changes to the Spring Glen Elementary portion of the site. There will be minor modifications to the Nelsen Middle School building as windows in the library and cafeteria will be altered to improve weather barriers in the building.
- 3. The project is anticipated to start construction in June 2012 with substantial completion scheduled for October 2012.



- 4. The use of the site is consistent with the City of Renton's Comprehensive Plan designation of RSF (Residential Single Family) and associated R-8 zoning classification.
- 5. The SEPA Environment Checklist will be made available for public review from February 22, 2012 to March 7, 2012. The MDNS will be published in the Seattle Times, posted on the site, and mailed to interested agencies and neighbors of the property on February 22, 2012.
- 6. The site grading will be balanced to the maximum extent possible. If import is required, up to 5,000 cubic yards of fill will be obtained from an approved source and the project contractor will determine the specific location. Erosion could occur because of clearing and construction. However, the implementation of a temporary sediment and erosion control plan using Best Management Practices should mitigate impacts.
- 7. Demolition and construction activities on the Nelsen Middle School portion of the site could stir up dust particles. Construction vehicles and equipment will also be a potential source of exhaust emissions. Both demolition and construction activities will follow the appropriate regulations and provide necessary mitigation for controlling emissions to the air. After project completion, the primary sources and amounts of emissions will be the same as they are now, minimal.
- 8. Associated Earth Sciences prepared a "Subsurface Exploration, Geologic Hazards, and Preliminary Geotechnical Engineering Report" on May 16, 2011. The soils found on the Nelsen Middle School portion of the site are classified as 'AgC Alderwood gravelly sandy loam, 6 to 15 percent slopes.'
- 9. Based on the information derived through site reconnaissance, there are areas of ponded water lying to the east of the Nelsen Middle School portion of the site at the foot of the slope on the eastern parcel edge. Work on the track and soccer field will be approximately 200 feet from the areas of ponded water lying along the east parcel line.
- 10. The City of Renton uses the "2009 King County Surface Water Design Manual (KCSWDM)," as amended. The Manual establishes the methodology and design criteria used for the conveyance, treatment, and flow control facilities. A "Technical Information Report" was prepared in February 2012 by AHBL, Inc. for the City's review and approval.
- 11. According to Map Number 53033C0979 F of the FEMA National Flood Insurance Program's Flood Insurance Rate Maps, the proposed project does not appear to lie within a 100-year flood plain.
- 12. The School District obtained a "Limited Hazardous Materials Survey Report," prepared by EHS-International, Inc., dated April 29, 2010. Based upon this analysis, EHS-International, Inc. prepared a "Limited Asbestos and Lead Survey Report for Exterior Window Infill Panels," dated January 18, 2012.



- Only the existing trees and shrubs at the southeast corner of the Nelsen Middle School portion of the site will be removed and replaced, as well as the grass at the existing playfields, which will be removed and replaced. All the other landscaping on the Nelsen Middle School portion of the site will remain, including the large oak tree at the northwest corner of the school.
- 14. Temporary, short-term noise impacts typical of construction projects will occur with operation of equipment during construction. Construction will occur during the hours subject to City of Renton ordinances. There are no long-term noise impacts from this proposed project.
- 15. No new roads or streets are proposed as part of this project. There would be no change in the peak number of vehicle trips generated.
- 16. The Nelsen Middle School portion of the site is currently accessed from Jones Avenue South, which feeds onto 108th Avenue Southeast, Southeast 29th Street and eventually onto Benson Road South. No changes to the formal access points are proposed for this project.
- 17. To our knowledge, no such places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site exist on or near the Nelsen Middle School portion of the site

CONCLUSIONS OF THE RESPONSIBLE OFFICIAL

The responsible official has determined that the proposal, with the mitigation measures listed below, does not have a probable significant adverse impact on the environment, and an Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). The mitigation measures described below are recommended as conditions of project permits or approvals. This decision was made after review of a completed environmental checklist, other information on file with the Renton School District, and existing regulations. This information is available to the public on request. The responsible official finds this information reasonably sufficient to evaluate the environmental impact of this proposal.

MITIGATION MEASURES

The following mitigation measures will be implemented by the applicant to offset potential adverse environmental impacts:

Earth.

- 1. A Department of Ecology General Permit to discharge Stormwater associated with construction activity will be obtained.
- 2. The project will comply with ESC guidelines set in the 2009 KCSWDM with City of Renton amendments. AHBL, Inc. will prepare an Erosion and Sediment Control Plan and a Stormwater Pollution Prevention and Spill Plan. The following measures will be shown on the preliminary ESC plans and will be used to control sedimentation/erosion processes: clearing limits, cover measures, stabilized construction entrance, filter fabric Renton

Launching Learning to Last a Lifetime



perimeter protection fence, triangular silt dikes, storm drain inlet protection, an interceptor swale, and dust control.

3. In addition, all work will be implemented consistent with the recommendations of the "Subsurface Exploration, Geologic Hazards, and Preliminary Geotechnical Engineering Report," prepared by Associated Earth Sciences, Inc., dated May 16, 2011.

Air.

- 1. Watering the ground as needed before and during clearing and grading activities will control dust particles. Vehicles that are not being used in construction activities will be shut off.
- 2. Materials stored on site (e.g., soil and fertilizer) will be enclosed and/or covered when not in use. The applicant will employ best management practices in the use and storage of these materials consistent with all applicable regulations.

Water.

1. As noted above, the project will install a comprehensive storm drainage system in accordance with the City of Renton's drainage requirements in effect at the time of the project application.

Environmental Health.

- 1. The "Limited Hazardous Materials Survey Report," prepared by EHS-International, Inc., dated April 29, 2010, and the "Limited Asbestos and Lead Survey Report for Exterior Window Infill Panels," prepared by EHS-International, Inc., dated January 18, 2012, recommends measures to reduce or control risks related to the presence of hazardous materials on the site. Abatement specifications and drawings that outline the necessary abatement procedures will be included in the bid documents and will be implemented by the district's contractor. The contractor will be required to comply with all local, state, and federal requirements applicable to dust control, air monitoring, material handling, packaging, and disposal.
- 2. The Renton School District will enlist the services of a qualified consultant to oversee the abatement contractor's activities. The consultant will document abatement work activities and monitor overall compliance with appropriate regulations.

Noise.

- 1. Noise impacts associated with the construction phase of the project will be limited in duration consistent with the City of Renton's noise regulations.
- 2. To mitigate general noise impacts during the construction phases, measures such as locating stationary equipment away from receiving properties, limiting construction hours to avoid sensitive nighttime hours, turn off idling construction equipment, require contractors to maintain all equipment, and train construction crews to avoid unnecessarily loud actions near noise-sensitive areas should be employed.

Historic and Cultural Preservation.

1. If cultural or archeological objects are found during site preparation work, the Washington State Office of Archaeology and Historic Preservation will be notified, and appropriate measures will be taken.



This Mitigated Determination of Non-Significance (MDNS) is issued under the Washington Administrative Code (WAC) 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date of issuance. Only written comments will be accepted and must be submitted by 5:00 p.m. on March 7, 2012, to Mr. Rick Stracke, Executive Director, Facilities and Operations, Renton School District 7812 South 124th Street, Seattle, WA 98178-4830.

Unless modified by the Renton School District, this determination will become final following the below comment deadline. There is no agency administrative appeal under Renton School District SEPA policies. Pursuant to RCW 43.21C.075 and the Renton School District SEPA Rules, decisions of the Responsible Official may be judicially appealed.

Responsible Official: Rick Stracke, Executive Director

Facilities and Operations

Lead Agency:

Renton School District, No. 403

7812 South 124th Street Renton, WA 98178-4830

Date of Issue:

February 22, 2012

Comment Deadline:

March 7, 2012, 5:00 PM

The issuance of this Mitigated Determination of Nonsignificance does not constitute project approval. The applicant must comply with all other applicable requirements before receiving construction permits and/or approvals.



Vanessa Dolbee

From:

Neil R. Watts

Sent:

Thursday, April 12, 2012 12:51 PM

To:

'Brad Medrud'

Cc:

calvin@greenegasaway.com; SCoccia@ahbl.com; sam@greenegasaway.com; Arneta J.

Henninger; Vanessa Dolbee

Subject:

RE: Renton SD - Nelsen MS - South 27th Street

Follow Up Flag: Flag Status:

Follow up Flagged

Brad

We have determined that this project does is not required by City code to provide street improvements for the site. The project scope does not include building permit requirements as listed in the IBC which exceed the \$50,0000 threshold, and is therefore exempt from the requirement to provide street frontage improvements with the project.

Neil Watts, Director

Development Services Division

From: Brad Medrud [mailto:BMEDRUD@AHBL.com]

Sent: Thursday, April 12, 2012 12:47 PM

To: Neil R. Watts

Cc: calvin@greenegasaway.com; SCoccia@ahbl.com; sam@greenegasaway.com

Subject: Renton SD - Nelsen MS - South 27th Street

Neil:

As I mentioned in my voice mails, I am following up with you on the items related to the potential pedestrian improvements along South 27th Street that we discussed at our meeting on Wednesday, April 4.

If you could either call me at (253) 383-2422 or reply to this e-mail, it would be appreciated. Thank you for your heip.

Brad Medrud, AICP | Senior Planning Project Manager

AHBL, Inc. TACOMA · SEATTLE · SPOKANE · TRI-CITIES 253.383.2422 TEL | 253.383.2572 FAX | www.ahbl.com WEB

Civil Engineers • Structural Engineers • Landscape Architects • Community Planners • Natural Resource Ecologists • Land Surveyors •

Neighbors

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» Please consider the environment before printing this email.



NOTICE OF APPLICATION

A Master Application has been filed and accepted with the Department of Community & Economic Development (CED) - Planning Division of the City of Renton. The following briefly describes the application and the necessary Public Approvals.

DATE	OF	NOTICE C	Ε ΔΡΡΙ	LICATION:
	O.	NOTICE	JE APP	LILA HON

March 21, 2012

PROJECT NAME/NUMBER:

Nelsen Middle School Site Improvements / LUA12-016, SA-A

PROJECT DESCRIPTION:

The applicant has requested site plan review for a Nelsen Middle School improvement project. There would be no changes to the existing conditions at the site with the exception of the proposed improvements. The proposal includes improved ADA access to courtyards, new soccer field and running track, new baseball field and stadium seating, flow control storm pond, and new landscaping at the southeast corner of the school building. The subject site is zoned Residential 8 (R-8) dwelling units per net acre and is approximately 29.54 acres in size. However, the area of work is limited to 7.50 acres of the 29.54 acre site. Currently the site is accessed from Jones Avenue South and South 27th Street. Street frontage improvements would be triggered by the application which would increase the project area by 1 acre totaling 8.50 acres of impact. The site improvements would result in approxamily 11,000 cubic yards of fill. There are no critical areas located on the site and no trees are proposed to be removed to complete the project. The subject proposal required SEPA Environmental Review; the School District was the lead agency for this review and issued a Determination of Non-Significance Mitigated with 11 mitigation measures on February 17, 2012.

PROJECT LOCATION:

2403 Jones Avenue S

PROJECT REVIEWS:

Administrative Site Plan Development Review

APPLICANT/PROJECT CONTACT PERSON:

Brad Medrud, AICP; AHBL, Inc.; 2215 N 30th Street, Suite 300; Tacoma, WA

98403; Eml: bmedrud@ahbl.com

Other Permits that may be required:

Construction and Building Permits

Requested Studies:

Technical Information Report

Location where application may

be reviewed:

Department of Community & Economic Development (CED) - Planning Division, Sixth Floor Renton City Hall, 1055 South Grady Way, Renton, WA

98057

Public Hearing:

N/A

Zoning/Land Use:

The subject site is designated Residential Single Family (RSF) on the City of Renton Comprehensive Land Use Map and Residential – 8 dwelling units per

acre (R-8) on the City's Zoning Map.

Comments on the above application must be submitted in writing to Vanessa Dolbee, Senior Planner, Department of Community & Economic Development, 1055 South Grady Way, Renton, WA 98057, by 5:00 p.m. on April 4, 2012. If you have questions about this proposal, or wish to be made a party of record and receive additional notification by mail, contact the Project Manager at (425) 430-7314. Anyone who submits written comments will automatically become a party of record and will be notified of any decision on this project.

If you would like to be made a party of record to receive further information on this proposed project, complete this form and return to: City of Renton, CED, Planning Division, 1055 South Grady Way, Renton, WA 98057.
File Name / No.: Neisen Middle School Site Improvements / LUA12-016, SA-A
NAME:
MAILING ADDRESS:
TELEPHONE NO.:

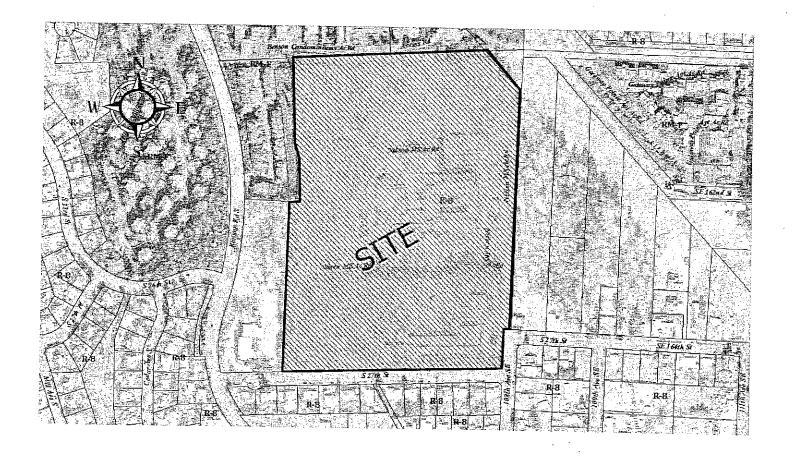
PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION

DATE OF APPLICATION:

March 8, 2012

NOTICE OF COMPLETE APPLICATION:

March 21, 2012



CITY OF RENTON

DEPARTMENT OF COMMUNTY & ECONOMIC DEVELOPMENT - PLANNING DIVISION AFFIDAVIT OF SERVICE BY MAILING

On the 21st day of March, 2012, I deposited in the mails of the United States, a sealed envelope containing Acceptance Letter, Notice of Application documents. This information was sent to:

Name	Representing
Bra d Medrud - Accpt Ltr	Contact
Rick Stracke - Renton School Distict #403 - Accpt Ltr, NOA	Owner/Applicant
300' Surrounding Property Owner	See attached
	·

(Signature of Sender):	tay m Jucher	Service A. G.
STATE OF WASHINGTON		- OT-
COUNTY OF KING) SS ·	97
I certify that I know or have sa	, atisfactory evidence that Sta	CV M. Tucker
		their free and voluntary act for the

mentioned in the instrument.

Dated: March 21, 2012	<u> </u>
Notary (Print):	H. A. Graber
My appointment expires:	August 29, 2013

Project Name:	Nelsen Middle School Site Improvements
Project Number:	LUA12-016, SA-A

638700005009 ANCHORS SANDRA L 1523 S 27TH RENTON WA 98055

638700001008 BAHIA BALWANT S+MANNDER K 1619 S 27TH ST RENTON WA 98055

008800078001 CRUEGER DONNA RAE 16417 109TH AVE SE RENTON WA 98055

638700011007 DEMIDIO BRADLEY T+YELSA WIL 1409 S 27TH ST RENTON WA 98055

292305910294 FIRST PRESBYTERIAN CHURCH 2640 BENSON RD S RENTON WA 98055

638700014001 HILLESTAD STEVE+DEBRA 1305 S 27TH ST RENTON WA 98055

638700007005 MANZ MICHAELA D 1511 S 27TH ST RENTON WA 98055

337810001004 NGUYEN PHILLIP 10644 SE 165TH ST RENTON WA 98055

292305912100 PUGET SOUND ENERGY/ELEC PROPERTY TAX DEPT PO BOX 90868 BELLEVUE WA 98009

008700008108 ROSA DAVID+CATHY L 17407 161ST AVE SE RENTON WA 98058 638700010009 AVILA SHELAH N+ALFREDO B 1413 S 27TH ST RENTON WA 98055

008800070008 CADWELL SANDRA K 16432 108TH AVE SE RENTON WA 98055

638700013003 CUMMINGS GLENN R+RUTH A 1307 S 277TH ST RENTON WA 98055

638700004002 DUPUIS TERI L 1601 S 27TH ST RENTON WA 98055

008800079009 G & G ASSOCIATES/CP SALVINO PO BOX 4148 BELLEVUE WA 98009

008800069109 KAMALJIT SINGH LALLY+DARSHA 16422 108TH AVE SE RENTON WA 98055

008800000500 MG PROPERTIES 10505 SORRENTO VALLEY RD SUITE 300 SAN DIEGO CA 92121

008800079504 PHAM TURNER+ 16409 109TH AVE SE RENTON WA 98055

292305906102 RENTON SCHOOL DIST 403 300 SW 7TH ST RENTON WA 98055

008700008009 ROSA JAMES V+DAVID B+PAMELA 32130 15TH AVE SE AUBURN WA 98092 008800083100 BADISSY ZINE A+NAJIBA 4909 119TH PL NE KIRKLAND WA 98033

008800077003 COLEMAN GINA E+JEFFREY A 16427 109TH AVE SE RENTON WA 98055

008800083001 DAU SINH & NGUYEN HUONG 28004 10TH AVE S DES MOINES WA 98198

638700002006 FICHTNER COLLEEN 1613 S 27TH ST RENTON WA 98055

008800068002 HARRIS SHAWN M+CHRISTINA M 10821 SE 164TH ST RENTON WA 98055

337810005005 KNAPP KARL+EVA PO BOX 58422 RENTON WA 98058

638700008003 MILLER GERALD D 1505 S 27TH ST RENTON WA 98055

638700006007 POWERS SANDRA 1517 S 27TH ST RENTON WA 98055

337810003000 ROBERTSON KEVIN 32914 170TH PL SE AUBURN WA 98092

638700012005 SCHEMNITZER JOSEPH 1405 S 27TH ST RENTON WA 98055 638700003004 SCHULTZ DONALD E 1607 S 27TH RENTON WA 98055

337810002002 SWEENEY DAVID M+NAOMI K 1516 NE 168TH ST SHORELINE WA 98155

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337810004008 TRAN TRUNG DINH 10724 SE 165TH ST RENTON WA 98055 008800068101 SINGH GURMUKH+RAJWINDER KAU 16402 108TH AVENUE SOUTHEAST RENTON WA 98055

337810006003 WEBB BRIAN 1518 S 28TH ST RENTON WA 98055